

NEAR LICHFIELD HOUSE

Fine Brooklyn Parcel Will Be Sold at Auction.

OTHER CHOICE OFFERINGS

Well Located Parcels in Manhattan Will Be Disposed Of on Same Day.

At one time the owner of what was known as the Lichfield mansion owned practically all of Prospect Park, and it was from him that the park was bought by the Borough of Brooklyn. The Lichfield mansion still stands to-day and is used by the employees of the park.

Diagonally opposite this old mansion is No. 94 Prospect Park West, at the southwest corner of 5th street, a five-story and cellar brownstone private dwelling, which will be sold at public auction by Joseph P. Day, among other properties, on his next special sales day, Tuesday, November 19. The sale will begin at noon, at the Exchange Salesroom, No. 14 Vesey street. The house has a three-story brick extension, and contains eighteen rooms, butler's pantry, bath and other modern improvements. It also has hardwood trim and hardwood floors. The building is peculiarly constructed, having one entrance leading directly into the ground floor, and another entrance, more ornately constructed, leading up to the first floor. It is in one of the finest residential sections of Brooklyn. Prospect Park is well known for its beautiful scenery, its woods and lake, and has a reputation for its band concerts in the summer. Surface cars go right past the door and connect with the subway at the Atlantic avenue station, a quick and direct route to Manhattan.

Among other properties to be offered are Nos. 70 and 72 East 12th street, adjoining the southwest corner of Park avenue, two five-story brownstone tenements containing two apartments of six rooms and bath on each floor. The station of the Broadway-Lexington avenue subway, now in course of construction, will be at 11th street and Lexington avenue, three blocks away.

At an assignee's bankruptcy sale, by instructions from Thomas J. Roberts, assignee, there will be sold the three-story frame tenement at No. 214 to 218 Irving avenue, Port Chester, N. Y. The house has four stories and an apartment of two rooms in the rear of each story, and four apartments of seven rooms and bath on each of the upper floors. The building stands on a plot 60x100 feet. The Port Chester station of the New York, New Haven & Hartford Railroad is within three minutes' walk of the property. One block to the rear of the property are the Westchester avenue surface cars. There is a public school opposite the property, and several large apartment houses are being erected in the immediate vicinity of the property.

Estates are prominently represented in this sale. For the estate of Philip M. Smith, Mr. Day will offer the northwest corner of 23d street and Second avenue, a four-story building on a lot 24.1x94.1 regular. Every possible means of transit is within easy walking distance of this property. The station of the proposed Broadway-Lexington avenue subway will be at 23d street and Lexington avenue. For the same estate there will be offered the three and a half story brick tenement house on a lot 30x70 feet, at No. 3 Sixth avenue, between Bleecker and West 4th streets.

For the estate of Elizabeth Lapala there will be offered No. 25 West 30th street, between Broadway and Fifth avenue, a four-story and basement business building, on a lot 20x55.3 feet, with two stories. The surrounding territory is improved with business buildings, mostly remodelled private dwellings, and there are a few large hotels and theatres within a few blocks. The section has possibilities of quick growth because of its excellent transit.

For the estate of Caroline Frey there will be offered the five-story brownstone tenement house, on a plot 24.3x100.11 feet, at No. 127 West 28th street, between Columbus and Amsterdam avenues.

The estate of Hannah Asiel will offer at the sale No. 140 East 90th street, adjoining the southwest corner of Lexington avenue, a three-story brownstone front ten-room dwelling, on a lot 18.9x102 feet.

Other Brooklyn parcels in the sale include the southwest corner of Bedford avenue and South 3d street, a six-story tenement house, with five stories and four basement stories, on a plot 47.6x78.6 feet. This property is four blocks west of the Williamsburg bridge plaza, in a neighborhood improved with three-story private dwellings and several large apartment houses. There will also be sold the large vacant plot at the southwest corner of Bergen street and Grand avenue, ready for immediate improvement and containing about 6,300 square feet.

VALLEY STREAM SALES

Some Other Nassau County Property in Demand, Too.

The Windsor Land and Improvement Company has sold at Valley Stream to C. Stolz a plot 40x100 feet on Merrick boulevard, to J. C. Flynn a plot 40x100 feet on Beverly Parkway and to P. A. Hyne a plot 40x100 feet on Albemarle avenue.

The same company has sold at East Rockaway to W. E. Pettit a plot 40x100 feet on Sperry street West, to B. O'Neil a plot 80x100 feet on Sperry street East, to C. and S. Hartmann a plot 75x125 feet on Franklin street and Baisley avenue, and to M. A. Guernsey a plot 40x100 feet on Court street East.

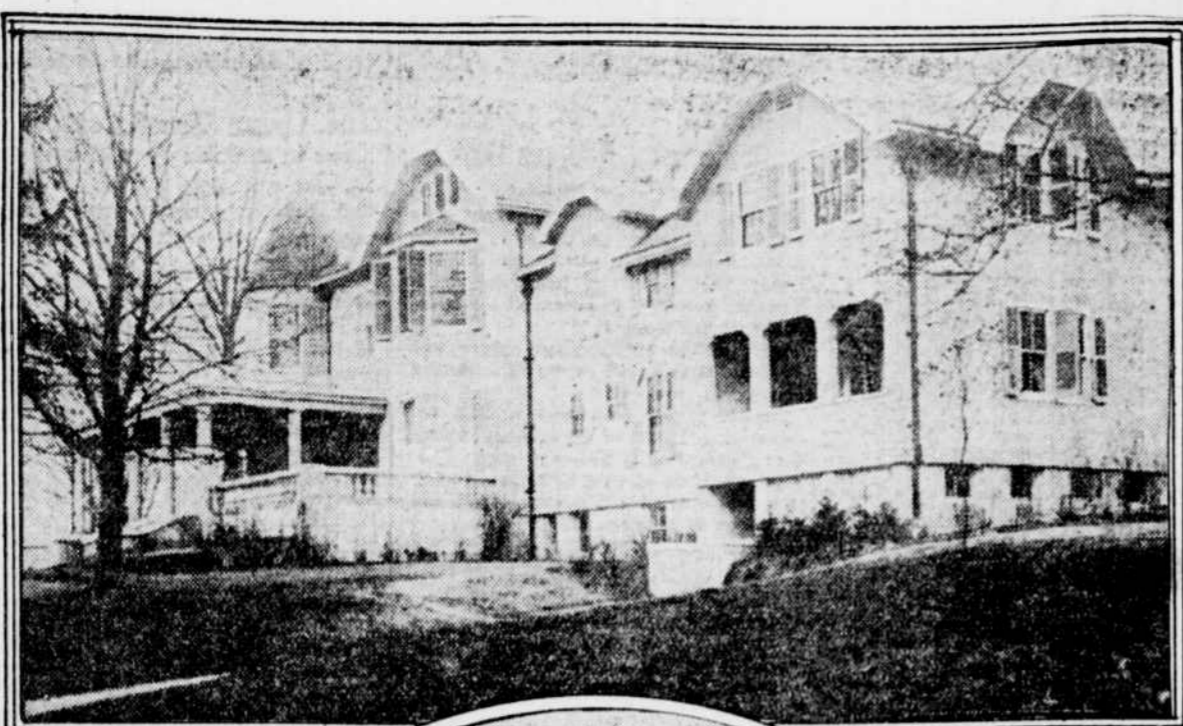
The same company has sold at Rosedale to J. Carty a plot 40x100 on Booth avenue and to J. McNally a plot 80x100 on Concord avenue.

The same company has sold at Hempstead to H. M. Carlsen a plot at Rockville Centre, plots to C. Hoffmann, A. S. Lapham, C. A. Tracy, P. J. Walsh, J. D. Gartner and D. Lutjen, and at Oceanside, a plot to A. Schlender.

OLD DOWNTOWN "ROPEWALK."

To answer an inquiry concerning an old "ropewalk" which was located in the lower part of the city in Colonial days the Title Guarantee and Trust Company brought forth the interesting fact that this "walk" ran through what is now the center of the southerly one of the Hudson Terminal buildings. It was found that the "ropewalk" was laid out on the south side of what was then the farm of Dirck Dey, whose name is perpetuated in Dey street. The building was about 15 feet wide and stretched back 700 feet from Broadway to the Hudson River, which was then on the line of the present Greenwich street.

This "ropewalk" was probably laid out about 1750, when Dey's heirs divided



RESIDENCE OF G. NICOLAI
GREAT NECK, L. I.



W. R. GRACE
GREAT NECK, L. I.



HOME OF W. R. GRACE ESTATE

up his farm. It was operated by one Evert Pell, hence was called Pell's "ropewalk," and was afterward sold, in 1773, by Mary Shaw, a daughter of Dirck Dey, for \$500, a very substantial sum for those times.

FOR ONE BUILDING BUREAU

Proposition To Be Discussed by New York Architects.

An important meeting of the New York Society of Architects is to be held at the United Engineering Society Building, No. 25 West 25th street, at 8 o'clock Tuesday.

The concentration of all matters relating to buildings in all boroughs under one single department and various other legislative measures will be discussed.

Another matter to be discussed will be the bill introduced in extraordinary session relating to the reorganization of the State Architect's office, with reference to which a committee conferred with Governor Glynn recently.

A very instructive and interesting lecture is also to be given by Charles Ripley, electrical engineer, on "The Life of Private Electric Plants: Are They Popular?" This lecture is open to all who may be interested, whether members of the society or not.

NEW OFFICE FOR BANCROFT.

F. S. Bancroft, secretary of Pease & Elliman and director in charge of the management department of their business, has been elected vice-president of the New York Building Managers' Association.

TROLLEY TO LONG BEACH.

A project is being considered for the building of a trolley line through Franklin avenue from Hempstead to and through Rockville Centre, Oceanside and across Wreck Lead to Long Beach.



HOUSE AT PHILIP MANOR-ON-THE-HUDSON.
Recently bought by Charles S. Burgess, of Chicago.

EFFECTS OF DISTRICTING

Continued from first page.

frontage of one side or street frontage of any block, may designate such side or street frontage of the block as a residential district.

No buildings other than a private dwelling, with the exception of two-family houses and public buildings used by the city or by the state, may be erected or altered, or converted to be occupied on any lot abutting such a street unless the property owners give their written consent. Such written consents must be filed with the Health Department as public records.

A "block" is defined as one or many lots bounded by three or more streets. In Minnesota there are three cities, Minneapolis, St. Paul and Duluth, which exercise police power in the establishment of exclusive residential and industrial districts.

The protection of the residential district is strictly enforced. For instance, the erection of any industrial or business establishment, even tenement houses, apartment houses and hotels, may be excluded, in the designation of industrial districts, the City Council is authorized to classify the various industries and to restrict each class to a definite and limited area where it may be carried to the exclusion of all other industries.

In Wisconsin all cities of more than 25,000 inhabitants may set aside exclusive residential districts. There are eight cities in the state which come under this head. These cities have the power to restrain the encroachment of business houses upon purely residential districts, once improved, by making their admission to such districts subject to the consent of a majority of the land owners and residents in such districts. A residential district may be as small as a city block.

The enactment of ordinances excluding factories, docks or other similar concerns from residential districts is a final and conclusive finding that factories operated in such districts are detrimental to the health, comfort and welfare of the residents of the city.

MINISTER BUYS PINKSTONE

Rev. Alfred Duane Pell New Owner of This River Property.

Kenneth Ives & Co. have sold to the Rev. Alfred Duane Pell, of New York, for Roderick Terry and John T. Terry, Jr., Pinkstone, the country estate of the late John T. Terry, at Tarrytown-on-Hudson.

This is a river front property consisting of thirty-five acres, with granite residence, stables, etc. It is situated on Broadway between the estates of Mrs. Helen Gould Shepard and Joseph Eastman and in the immediate vicinity of the estates of William Lammiman Bull, Roswell School, Henry Graves, Jr., R. B. Dula, etc.

The property was held at \$150,000.

REALTY NOTES.

J. Walter Wood, of the banking firm of L. von Hoffmann & Co., is the buyer of the dwelling house at No. 118 East 65th street, the sale of which by the estate of Mary W. Hatfield was reported recently. The Douglas Robinson, Charles S. Brown Company was the broker.

The New York Telephone Company has taken title to the plot 100.11x100 feet at the northwest corner of Manhattan avenue and 108th street, the sale of which by the Isaac and Simon Bernheimer estates was reported recently. The consideration was \$74,000.

L. C. Wallick, who owned one-half of the capital stock of the Hotel Wallick, at Broadway and 43d street, has bought the remaining half from his brother, L. I. Wallick, for \$165,000.

BUILDING IN SUBURBS

Lectures on Architecture and Methods of Construction.

Among the recent innovations established by the McKnight Realty Company is a series of lectures on matters pertaining to suburban building. All different styles of architecture, the various methods of construction, such as wood, hollow tile and stucco, are fully explained by experts in their respective lines, and the difference in cost is fully and thoroughly gone into.

The architectural possibilities of each method are shown by means of plans and diagrams, and just what can be accomplished is fully demonstrated.

This idea has proven a big success. For the untitled homemaker it solves a problem of the utmost importance, and information of wonderful practical value can be secured. The construction of a suburban home has been always more or less shrouded in mystery, and this idea of clearing the atmosphere was strongly in mind when these lectures were started. Those contemplating the erection of a suburban home are invited to bring their plans and specifications to the McKnight office, when the best mode of construction

can be determined. Many novel ideas as to just what can be accomplished with certain materials have been submitted, and the result is a collection of designs and floor plans seldom brought together.

At a recent lecture delivered by Oswald C. Herring, the well known suburban architect, various points of construction were fully covered and money saving ideas so brought out as to be of actual value. In part Mr. Herring said:

"I think you will agree with me, that in the last twenty-five years there have been greater changes in the world; everybody seems to be doing things in a different way than has been the custom. People have begun to appreciate that the way to handle our outlying districts is to develop them in some comprehensive manner, instead of simply dividing the land into small lots and selling them. People do not seem to get the value they expect, buying land in this way, and all over the country the developer's idea now is to take large tracts of land, lay them out in a comprehensive way as a whole and make them look like a community of friendly spirits. The houses should be designed to go with one another and not to clash in their appearance, as so many of our suburban houses do.

"The question of cost is of vital importance in a development, and it costs more to have an architect and landscape architect than it would to just take the

land, slice it up and sell it. I think that you will soon realize that artistic effects are of the greatest importance. The usual restrictions on property have been that houses should not be built below a certain cost. If a man puts up a very large and expensive house, and it is badly designed, it is an eyesore that cannot be removed; far worse than a smaller house, because you cannot get rid of the bigger monstrosity.

"There is no reason in the world why a small house should not be a very attractive feature on any property. Most of the McKnight developments are made up of persons in all walks of life, and, in taking a large tract of land, their experience in developing has taught them to lay out their properties so as to accommodate persons of all means."

WENDLAND ESTATE OFFERING.

On Wednesday next Bryan L. Kennelly will offer at the Exchange Salesroom, at Nos. 14-16 Vesey street, at trustees' sale, for the Wendland estate, No. 150 East 90th street, near Lexington avenue, the three-story apartment building, with garage in basement, and three story brick building in rear, and No. 2070 Madison avenue, between 130th and 131st streets, the three-story brownstone dwelling. Also, on the same day, the apartment house known as The Philbert, No. 78 West 94th street, near Columbus avenue, the five-story brick building, on plot 50x72.84.

RESORTS.

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SANITARIUMS and HEALTH RESORTS

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Advertisements of reputable institutions only are published in this column and only those acceptable by the leading medical journals.

Booklets or circulars of the following sanitariums may be obtained by calling, writing or telephoning to The New York Tribune Information Bureau, 320 Tribune Building, New York City. Telephone 3000 Beekman.

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